

Local Market Update through October 2020

A Research Tool Provided by the Staten Island Board of REALTORS®, Inc.



The Lakes

Includes data from Westerleigh, Sunset Hill, Sunnyside, Royal Oak, Silver Lake, Clove Lakes and Castleton Corners

+ 20.3%

- 13.7%

+ 1.2%

Year-Over-Year Change in New Listings

Year-Over-Year Change in Closed Sales

One-Year Change in Median Sales Price*

Last 3 Months

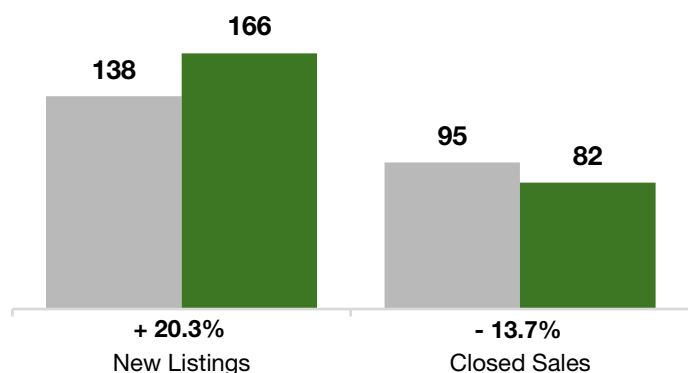
Year to Date

	Thru 10-2019	Thru 10-2020	+ / -	Thru 10-2019	Thru 10-2020	+ / -
New Listings	138	166	+ 20.3%	473	467	- 1.3%
Pending Sales	78	167	+ 114.1%	278	299	+ 7.6%
Closed Sales	95	82	- 13.7%	276	228	- 17.4%
Lowest Sale Price*	\$152,000	\$149,000	- 2.0%	\$122,500	\$149,000	+ 21.6%
Median Sales Price*	\$590,000	\$597,000	+ 1.2%	\$580,000	\$592,500	+ 2.2%
Highest Sale Price*	\$920,000	\$1,150,000	+ 25.0%	\$1,850,000	\$2,110,000	+ 14.1%
Percent of Original List Price Received*	93.4%	95.1%	+ 1.8%	93.4%	93.7%	+ 0.4%
Inventory of Homes for Sale	184	187	+ 1.3%	--	--	--
Months Supply of Inventory	6.7	7.1	+ 5.8%	--	--	--

* Does not account for sale concessions and/or down payment assistance. Note: Activity for one month can sometimes look extreme due to small sample size.

Last 3 Months

■ Thru 10-2019
■ Thru 10-2020



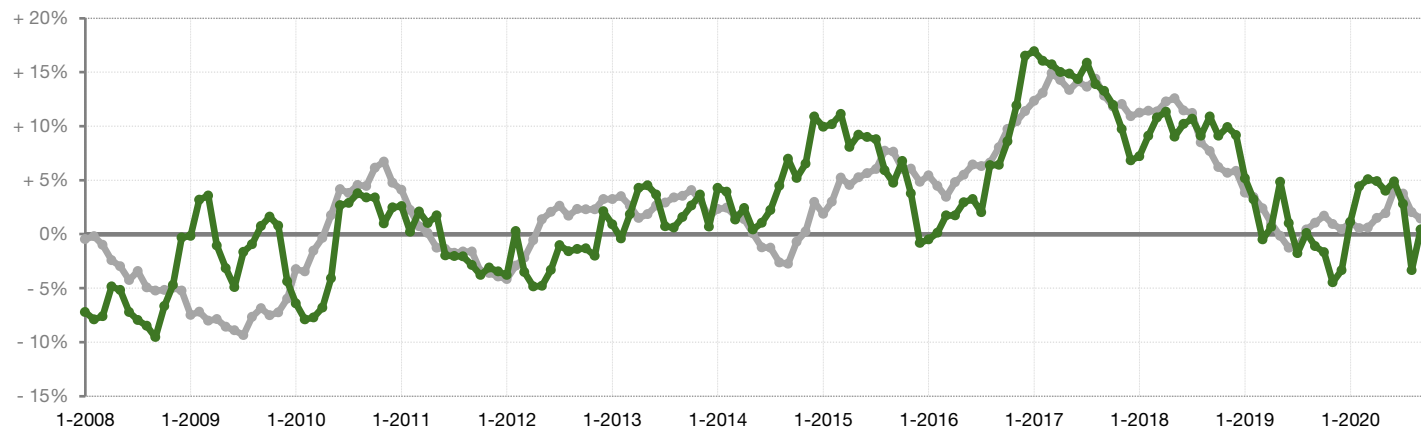
Year to Date

■ Thru 10-2019
■ Thru 10-2020



Change in Median Sold Price from Prior Year (6-Month Average)**

All MLS —
The Lakes —



**Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of November 25, 2020. All data comes from the Staten Island Multiple Listing Service, Inc. Report © 2020 ShowingTime.